

Montgomery County, Virginia Subdivision Plat Notes and Statements

Additional Wording for Owner's Statement for Family Subdivisions

"... Furthermore this is to certify that (name), my/our (relationship) is to be the grantee of Lot (#), thereby qualifying this division as a family subdivision. Moreover, I certify that no other division has been previously made to the above family member and that this division is not for the purpose of circumventing the requirements of the Montgomery County Subdivision Ordinance. Given under my hand and seal."

Additional Wording for Owner's Statement when dedication of easements or rights-of-way are involved:

"... The owners hereby dedicate to the public the easements and rights-of-way as shown on this plat."

Additional Note for Family Subdivisions:

Family Subdivision Note

Approval of this subdivision is subject to the condition that the parcel subdivided can only be conveyed to a member of the immediate family as set forth in Montgomery County's Subdivision Ordinance, as amended, and the Code of Virginia, as amended. Conveyance to any other person or entity not an immediate family member voids approval. This restriction does not apply to subsequent reconveyance.

Additional Note when a private access easement is involved:

Private Access Easement Note

The proposed private access easement shown hereon is not built according to street specifications of and will not be maintained by, the Virginia Department of Transportation or Montgomery County. The improvement and maintenance of said access easement shall be the sole responsibility of the owners of lots, which are provided with access via the access easement. Said access easement is not eligible for maintenance or improvements with rural addition funds or any other funds allocated by either the General Assembly of Virginia or the Commonwealth Transportation Board. Moreover, the cost of bringing said access easement to acceptable standards shall not be borne by Montgomery County.

Additional Note for subdivisions requiring well and septic system approval

Virginia Department of Health Subdivision Approval Statement

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq. the "Regulations"), (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances).

This subdivision was submitted to the Health Department for review pursuant to sections 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Health Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by _____, AOSE #15 (Phone Number). This subdivision approval is issued in reliance upon that certification.

Pursuant to section 360 of the Regulations this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued.

Virginia Department of Health Official Date

Virginia Department of Transportation Signature Statement (For use when more than 2 parcels are utilizing the same private access road)

This is to certify that the Virginia Department of Transportation has examined "PLAT NAME", revised (DATE) as shown here on, and that said Subdivision is in compliance with regulations and requirements.

VDOT Resident Engineer Date

Revised April 21, 2009